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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(D) OF THE SECURITIES EXCHANGE  
ACT OF 1934**

**Date of Report (Date of earliest event reported): November 18, 2004 (November 12, 2004)**

**Behringer Harvard REIT I, Inc.**

(Exact Name of Registrant as Specified in Its Charter)

**Maryland**  
(State or other jurisdiction of incorporation  
or organization)

**333-91532**  
(Commission File Number)

**68-0509956**  
(I.R.S. Employer  
Identification No.)

**15601 Dallas Parkway, Suite 600, Addison, Texas  
75001**

(Address of principal executive offices)  
(Zip Code)

**(866) 655-1605**  
(Registrant's telephone number, including area code)

**None**  
(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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## **Item 1.01 Entry into a Material Definitive Agreement**

On November 12, 2004, Behringer Harvard Operating Partnership I LP, the operating partnership of Behringer Harvard REIT I, Inc., (the “Registrant”) entered into an assignment from Harvard Property Trust, LLC, an affiliated entity, of a contract to purchase the Cyprus Building, a four-story office building containing approximately 153,048 rentable square feet located on approximately 8.2 acres of land in Englewood, Colorado, a suburb of Denver, from PERA Mineral, Inc, an unaffiliated third party. The contract price for the Cyprus Building is \$19,800,000, excluding closing costs. An earnest money deposit of \$250,000 was made by the Registrant on November 12, 2004 and an additional earnest money deposit of \$250,000 will be paid on or before November 22, 2004.

The consummation of the purchase of the Cyprus Building is subject to substantial conditions. The Registrant’s decision to consummate the acquisition of the Cyprus Building will generally depend upon:

- the satisfaction of the conditions to the acquisition contained in the relevant contracts;
- no material adverse change occurring relating to the property, the tenant or in the local economic conditions;
- the Registrant’s receipt of sufficient net proceeds from the offering of its common stock to the public and financing proceeds to make this acquisition; and
- the Registrant’s receipt of satisfactory due diligence information including appraisals, environmental reports and lease information.

Other properties may be identified in the future that the Registrant may acquire before or instead of the Cyprus Building. At the time of this filing, the Registrant cannot make any assurances that the closing of this acquisition is probable.

In evaluating the Cyprus Building as a potential acquisition and determining the appropriate amount of consideration to be paid for the property, the Registrant has considered a variety of factors including overall valuation of net rental income, location, demographics, quality of tenant, length of lease, price per square foot, occupancy and the fact that the overall rental rate at the Cyprus Building is comparable to market rates. The Registrant believes that this property is well located, has acceptable roadway access, is well maintained and has been professionally managed. The Cyprus Building will be subject to competition from similar office buildings within its market area, and its economic performance could be affected by changes in local economic conditions. Neither Behringer Harvard Operating Partnership I LP nor the Registrant considered any other factors materially relevant to their decision to acquire this property.

## **Item 9.01 Financial Statements and Exhibits.**

### **(c) Exhibits.**

The following exhibits are filed herewith in accordance with Item 601 of Regulation S-K:

- 99.1 Purchase and Sale Agreement by and between PERA Mineral, Inc. and Harvard Property Trust, LLC dated November 9, 2004 as assigned by Harvard Property Trust, LLC to Behringer Harvard Operating Partnership I LP on November 12, 2004.

## **SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

**Behringer Harvard REIT I, Inc.**

Dated: November 18, 2004

By: /s/ Gary S. Bresky  
Gary S. Bresky  
Chief Financial Officer and Treasurer